170.A	0005	0060.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	470,600	/	470,600
USE VALUE:	470,600	/	470,600
ASSESSED:	470,600	/	470,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	TREPLER JOHNNY & BREDA F
Owner 2:	
Owner 3:	
Street 1:	60 PAUL REVERE RD UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TREPLER JOHNNY -
Owner 2:	-
Street 1:	60 PAUL REVERE RD UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	468,100	2,500		470,600
Total Card	0.000	468,100	2,500		470,600
Total Parcel	0.000	468,100	2,500		470,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.51 /Parcel: 408.51

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 311675

GIS Ref

GIS Ref

Insp Date 09/24/18

Parcel ID 170.A-0005-0060.1

!15763!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	468,100	2500	.		470,600		Year end	12/23/2021
2021	102	FV	454,500	2500	.		457,000		Year End Roll	12/10/2020
2020	102	FV	447,700	2500	.		450,200	450,200	Year End Roll	12/18/2019
2019	102	FV	482,800	2500	.		485,300	485,300	Year End Roll	1/3/2019
2018	102	FV	426,600	2500	.		429,100	429,100	Year End Roll	12/20/2017
2017	102	FV	388,600	2500	.		391,100	391,100	Year End Roll	1/3/2017
2016	102	FV	388,600	2500	.		391,100	391,100	Year End	1/4/2016
2015	102	FV	358,800	2500	.		361,300	361,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:19:39

LAST REV

Date	Time
09/24/18	14:05:44
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15763

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TREPLER JOHNNY,	62643-372		9/17/2013	Convenience	99	No	No		
TREPLER JOHNNY	54163-435		1/19/2010	Family	99	No	No		
TREPLER JOHNNY,	52196-598		2/6/2009	Family	100	No	No		

USER DEFINED

Prior Id # 1:	112773
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/21/2017	1236	Porch	1,200	C				
8/11/2015	2011	Re-Roof	9,150		8/11/2015			Strip and re-roof.
7/9/2010	805	Manual	5,000					INSULATE EXT WALLS

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	Measured	DGM	D Mann
11/12/2015	Permit Insp	PC	PHIL C
3/22/2012	Inspected	BR	B Rossignol
5/4/2010	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8134																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	51.390000000
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98980200
Adj $ / SQ:	407.551
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	635999
Depreciation:	167904
Depreciated Total:	468095

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	489.06
Special Features:	0	Val/Su Net:	406.34
Final Total:	468100	Val/Su SzAd	406.34

SKETCH

UnSketched SubAreas:
GLA: 1152,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,152	407.550	469,499

Net Sketched Area:	1,152			Total:	469,499
Size Ad	1152	Gross Area	1152	FinArea	1152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 170.A-0005-0060.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	F	FR	1924	24.75	T	50	102			2,500			2,500

More:	N	Total Yard Items:	2,500	Total Special Featues:	Total: 2,500

IMAGE

AssessPro Patriot Properties, Inc